

Initial Environmental Study

Brief Activity History –

In September 1994, three 1,000-gallon USTs reportedly containing used motor oil and one waste oil UST was removed. In 1995 a release from the fueling dispensers and an inventory reconciliation problem was identified. In 1998, a total of six fuel USTs were removed from the site (2 – diesel and 4 - gasoline). During each event, impacts from petroleum hydrocarbons were identified both visually and through analytical testing of the soil and/or groundwater, resulting in numerous directives (for investigation and remediation) by San Joaquin County Environmental Health and Central Valley Regional Board staff.

From 1997 through 2000, up to 30 soil boring were drilled at various depths to as deep as 117 feet below ground surface, both on site and off site. Soil and groundwater samples were collected during all boring events.

From 1999 through 2000 a total of 20 groundwater monitoring wells (MW-1 through MW-20) were installed at this site and have been, and continue to be, periodically monitored since installation. In addition to the monitoring wells, 6 groundwater extraction wells, 8 air sparge wells, and 7 vapor extraction wells have also been installed. From 2000 to 2002 a groundwater pump and treat system, with treated discharge to the local sanitary sewer system, was operated. A total of 3,177,560 gallons of impacted groundwater was recorded as extracted, remediated, and discharged to the local sewer system. Further, from 2002 through 2003 the air sparge and vapor extraction system was operated to remediate impacted to the soil and ground water beneath the site.

In 1998, following removal of the six USTs (see above) in 1998, a total of 726 tons of impacted soil was overexcavated from the site and properly disposed of at the Altamont Landfill in Livermore, CA.

Following water sampling of several (40+) of the nearby domestic supply wells, it was discovered that thirteen had been impacted and required well head treatment. The thirteen domestic wells were equipped with carbon canisters to remove the contaminants.

Throughout all activities discussed above all applicable local, city, county, and state permits and regulations were complied with in order to ensure minimal impacts to human health and safety, water quality, environmental safety, and aesthetics. No complaint, problems or significant impacts were identified throughout the above investigative and remedial events.

The following sections address potentially impacted categories:

1. Aesthetics

Past activities discussed above have not shown any significant impacts. Additional investigative measures will be similar to (soil and monitoring well install) activities, but greatly reduced in number. Therefore, no impacts have been identified or mitigation measures needed. All future remedial measures, if necessary will be conducted in-situ with minimal surface appurtenances needed. Again, no impacts identified or mitigation measures necessary,

2. Agriculture Resources

There will be no agricultural resources impacts with this project.

3. Air Quality

Minimal air quality impacts will be seen during any additional drilling activities, and far less than what was seen during previous events. All drilling and vapor remedial measures will be required to meet all local, county, and state air quality requirements and be conducted under the appropriate air quality permitting, inspecting, and monitoring to ensure the release of insignificant amounts of contaminants or nuisance dust impacts. Should any violations of applicable permits occur, all activities and processes will be immediately shut down and not restarted until the problem is corrected.

4. Biological Resources

The proposed project will not result in any biological resources impacts. Therefore, no mitigation measures are required.

5. Cultural Resources

The proposed project will not result in any cultural resources impacts. Therefore, no mitigation measures are required.

6. Geology and Soil

The proposed project will not result in any geology and soil impacts greater than those already encountered from previous investigative and remedial activities, which did not cause any significant impacts. Therefore, no mitigation measures are required.

7. Hazards and Hazardous Materials

The proposed project will not result in any new hazards. Therefore, no mitigation measures are required.

8. Hydrology and Water Quality

The proposed project will result in the restoration of currently impacted groundwater resources. Any remedial measures will not disrupt or significantly alter the hydrogeology of the aquifer. Therefore, no mitigation measures are required.

9. Land Use and Planning

The proposed project will not result in any land use or planning impacts. Therefore, no mitigation measures are required.

10. Mineral Resources

The proposed project will not result in any mineral resources impacts. Therefore, no mitigation measures are required.

11. Noise

The proposed project will not result in any noise impacts above those seen during previously conducted investigative and remedial activities, which did not cause any significant impacts. Therefore, no mitigation measures are required.

12. Population and Housing

The proposed project will not result in any population and housing impacts. Therefore, no mitigation measures are required.

13. Biological Resources

The proposed project will not result in any biological resources impacts. Therefore, no mitigation measures are required.

14. Public Services

The proposed project will not result in any public services impacts. Therefore, no mitigation measures are required.

15. Recreation

The proposed project will not result in any recreational impacts or changes. Therefore, no mitigation measures are required.

16. Transportation/Traffic

The proposed project will not result in any impacts greater than those seen during past investigative and remedial activities, which did not cause any

significant impacts. In addition all traffic control measures needed will be conducted in accordance with all local, city, county and state requirements for safety and minimizing/eliminating traffic impacts. Therefore, no mitigation measures are required.

17. Utilities and Service Systems

The proposed project will not result in any utility or service impacts. Therefore, no mitigation measures are required.

18. Mandatory Findings of Significance

The proposed project will not result in any impacts listed under mandatory findings of significance..